TEJAS CENTER

725 E VILLA MARIA RD, BRYAN, TX 77802

2,700 Up To 35,943 SF

AVAILABLE FOR LEASE



TENANT KEY & AVAILABILITIES

1	НЕВ	21	Libations Liquor	
2	HEB Fuel Center	22	Cricket Wireless	
3	Jo-Ann Fabrics	23	Nutrition Dorm	
4	Ross Dress For Less	24	El Sol de Mexico	
5	LifeChurch	25A	Starbucks	
6	Five Below	25B	Commerce Bank	
8	Sally Beauty	26	Wall Distributing	
9	Footy Rooty	27	Final Solutions	
11	Family Dollar	28	Available 22,326 SF	
12	Greene Eyes	29	Theatre Company	
13	Great Clips	31	Zand's	
14	GNC	32	Available 2,700	
15	Lendmark Financial	34	Carter's Burgers	
16	ANCO Insurance	35	Available 35,943 SF	
17	Bryan Nail Salon	37	American Freight	
18	Picnic Hospitality	39	Blinn College Admin	
19	Marshalls	40	Whataburger	
20	Subway			

KEY HIGHLIGHTS

- 357,000 SF Center
- Located at one of the premier shopping destinations for the Bryan-College Station area
- Close to households, other major retailers, Texas A&M University, and Blinn College
- Tejas Center offers exceptional visibility and access
- Diverse tenant mix anchored by HEB, Marshalls, Gold's Gym, Starbucks, and other retail/restaurant tenants

TRAFFIC COUNTS

- 35,741 Vehicles pass the site daily on E Villa Maria rd
- 25,479 Vehicles pass the site daily on S Texas Ave

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	11,334	92,898	162,359
Avg. HH Income	\$69,836	\$61,537	\$58,388

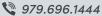


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